

BOARD OF APPEAL REFERRALS

October 16, 1980

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593 Cambridge Street, Brighton
2. Z-4849 William W. Higgins, Jr.  
45 (rear) L Street, South Boston
3. Z-4852 Mary Ross  
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56 Seymour Street, Roslindale
5. Z-4888 Salvation Chapel Trust  
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6. Z-4895 Hubert Gallagher  
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10 Gilmore Terrace, West Roxbury
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9. Z-4934 Philip Bentivegna  
312 Sumner Street, East Boston

## MEMORANDUM

October 16, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert J. Ryan, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 11/14/80 Z-4845  
James M. Cooley  
593 Cambridge Street, Brighton  
At Saunders Street

2½ story frame structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 manufacturing \_\_\_\_\_

Purpose: Change occupancy from one to two family dwelling..

## Violation(s):

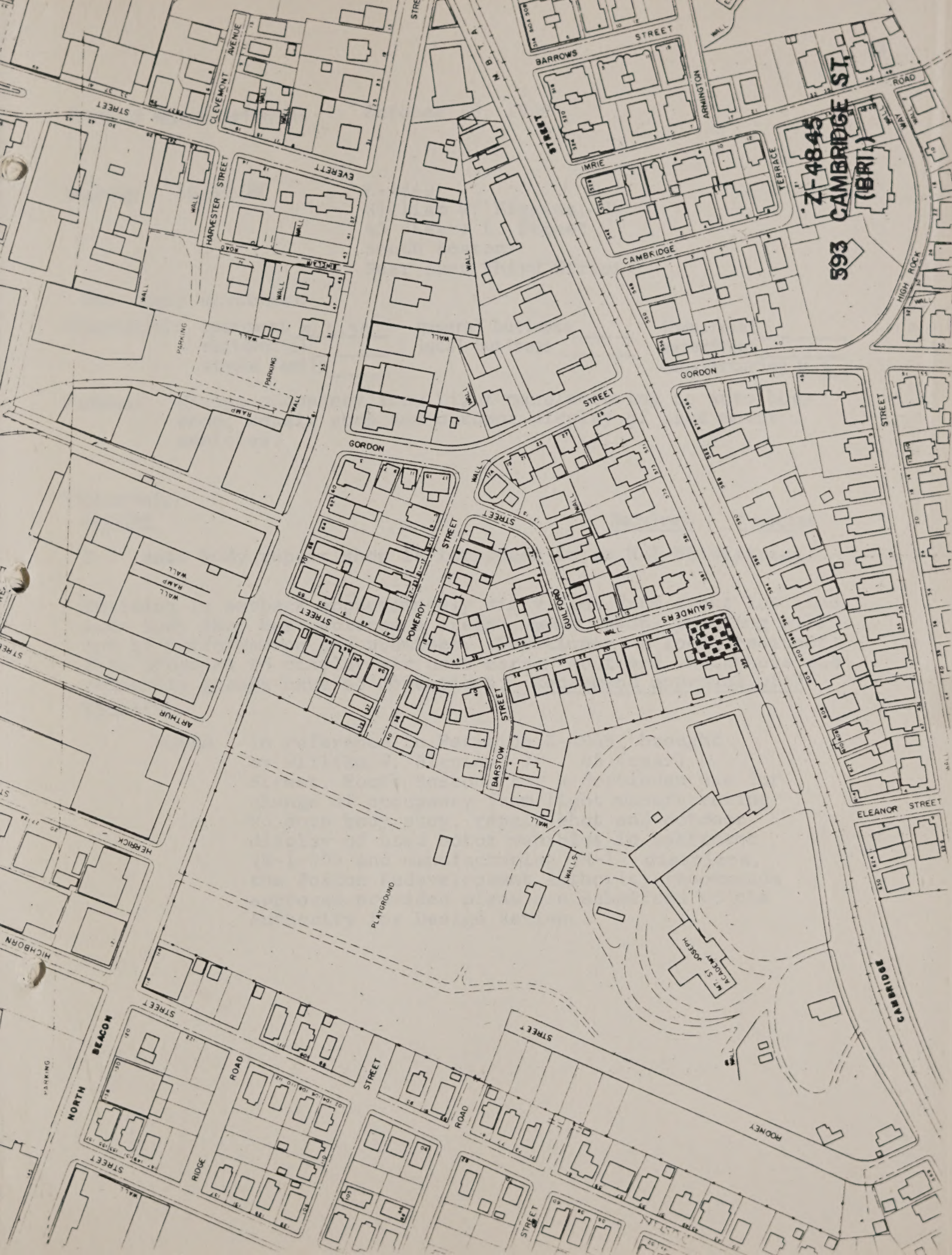
SectionRequiredProposed

14-2. Lot area is insufficient.

Increase in density will have a negative impact on the neighborhood  
Existing parking congestion is a concern. Abutters are opposed.  
Recommend denial.

VOTED: In reference to Petition Z-4845, brought by James M. Cooley, 593 Cambridge Street, Brighton, for a variance for change of occupancy from one to two family dwelling in a single family (S-.5) District, the Boston Redevelopment Authority recommends denial. Increase in density will have a negative impact on the neighborhood. Existing parking congestion is a concern.







Hearing: 10/28/80

Z-4849

William W. Higgins, Jr.

45 (Rear) L. Street

South Boston

Near East Third Street

Two story structure

District(s): apartment H-1-50      general business \_\_\_\_\_      industrial \_\_\_\_\_  
                 residential \_\_\_\_\_      local business \_\_\_\_\_      waterfront \_\_\_\_\_  
                 single family \_\_\_\_\_      manufacturing M-1

Purpose: Change occupancy from Light manufacturing to auto body shop, repair shop and outdoor display of used motor vehicles.

## Violation(s):

SectionRequiredProposed

8-7 Auto body repair shop is forbidden in an H-1-50 district.

Building is setback approximately sixty feet from front lot line. Auto body shop has replaced a prefab metal shop; painting will not be performed on the premises. Petitioner, a local resident, also proposes to display six used cars. Abutters, neighbors and community groups have no objections. Recommend approval with Proviso.

VOTED: In reference to Petition Z-4849, brought by William W. Higgins, Jr., 45 (rear) L. Street, South Boston, for a forbidden use for change of occupancy from light manufacturing to auto body shop, repair shop and outdoor display of used motor vehicles in apartment (H-1-50) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for Design Review.





EAST

EAST

ST

SECOND

STREET

CHRISTOPHER J. LEE

PLAYGROUND

EAST

ST

THIRD

STREET

INDEPENDENCE

SQUARE

EAST

EAST

EAST

SOUTH  
BAPTIST  
CHURCH

FOURTH

JOSEPH TACKERMAN  
SCHOOL

STREET

EMERSON

CHURCH OF OUR  
SAVIOUR

FIFTH

ST

AVENUE

BOSTON  
SCHOOL  
(EL.)

CUTLER COURT

Z-4849  
45 L STREET

SIX (S.B.)

STREET

STREET

MONKS STREET

PETERS STREET

STREET



Board of Appeal Referrals    October 16, 1980

Hearing: 10/28/80

Z-4852  
Mary Ross  
98-100 Warren Street  
Brighton  
Near Commonwealth Avenue

2½ story frame structure

|              |                     |                        |                     |
|--------------|---------------------|------------------------|---------------------|
| District(s): | apartment H-1 _____ | general business _____ | industrial _____    |
|              | residential _____   | local business _____   | waterfront _____    |
|              | single family _____ |                        | manufacturing _____ |

Purpose: Legalize occupancy - two apartments and lodging house  
(eight lodgers)

Violation(s):

Section

Required

Proposed

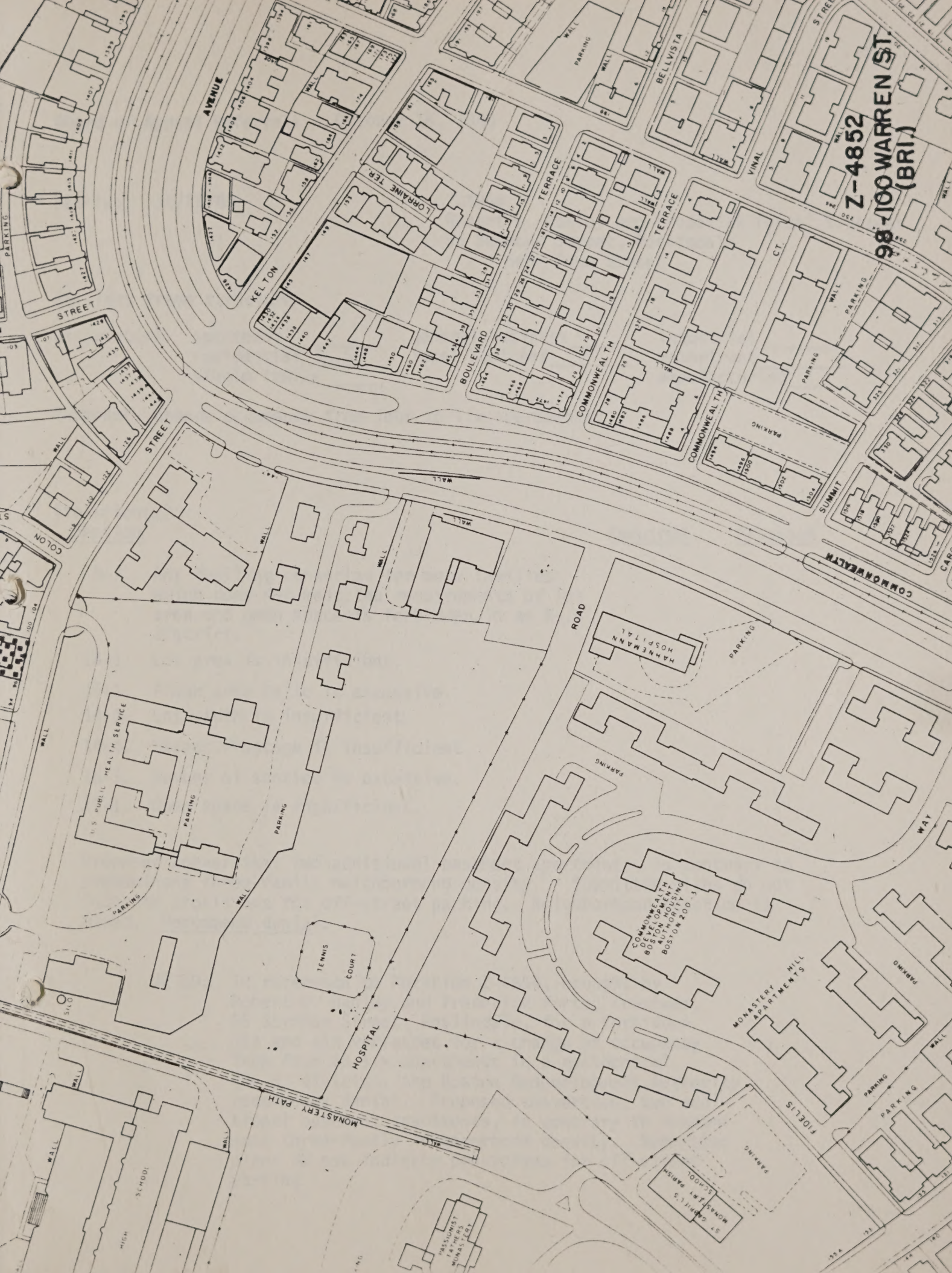
8-7. Lodging house is conditional in an H-1 District.

14-2. Lot area is insufficient.

Condition has existed for more than thirty five years. No objections.  
Recommend approval.

VOTED: In reference to Petition Z-4852, brought by Mary Ross, 98-100 Warren Street, Brighton, for a conditional use and a variance to legalize occupancy for two apartments and lodging house in an apartment (H-1) District, the Boston Redevelopment Authority recommends approval. Condition existing for more than thirty five years.





Z-4852

98-100 WARREN ST.  
(BRI.)



Board of Appeal Referrals      October 16, 1980

Hearing:    10/28/80

Z-4854

Robert L. Hanley and Frederick Forte, Trustees  
56 Seymour Street, Roslindale  
near Rowe Street

2½-story frame structure

|              |                       |                       |                    |
|--------------|-----------------------|-----------------------|--------------------|
| District(s): | apartment_____        | general business_____ | industrial_____    |
|              | residential R-.5_____ | local business_____   | waterfront_____    |
|              | single family_____    |                       | manufacturing_____ |

Purpose:    change occupancy from four to six apartments.

Violation(s):

| <u>Section</u>                                                                                                                                  | <u>Required</u> | <u>Proposed</u> |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| 8-7. Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an R-.5 district. |                 |                 |
| 14-1. Lot area is insufficient.                                                                                                                 |                 |                 |
| 15-1. Floor area ratio is excessive.                                                                                                            |                 |                 |
| 14-3. Lot width is insufficient.                                                                                                                |                 |                 |
| 14-4. Street frontage is insufficient.                                                                                                          |                 |                 |
| 16-1. Number of stories is excessive.                                                                                                           |                 |                 |
| 17-1. Open space is insufficient.                                                                                                               |                 |                 |

Proposed conversion, two additional basement apartments, is contrary to predominant three-family neighborhood density. Submitted plans do not indicate provisions for off-street parking. Neighborhood reaction is mixed. Recommend denial.

VOTED: In reference to Petition Z-4854, brought by Robert L. Hanley and Frederick Forte, Trustees, 56 Seymour Street, Roslindale, for a forbidden use and six variances for a change of occupancy from four to six apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed conversion, two additional basement apartments, is contrary to predominant three-family neighborhood density. Submitted plans do not indicate provisions for off-street parking.





Z-4854  
56 SEYMOUR ST.  
(ROS.)



5-

Z-4388

## Six story structure

Purpose: Legalize occupancy: Three apartments, restaurant, stores  
meeting hall, lodging house, offices, mercantile.

Section

Required

Proposed

8-6. Change in a conditional use requires Board of Appeal Approval.

Essentially, this will legalize existing restaurant occupancy which was inadvertently omitted from previous permit application. Recommend approval.

VOTED: In reference to Petition Z-4888, brought by Salvation Chapel Trust, 105-121 Merrimac & 10-18 Lancaster Streets, Boston, for a conditional use to legalize occupancy for three apartments, restaurant, stores, meeting hall, lodging house, offices and mercantile in a manufacturing (M-4) District, the Boston Redevelopment Authority recommends approval.



Z-4888

105 MERRIMAC ST.

10-18 LANCASTER ST.

(B.P.)





Board of Appeal Referrals      October 16, 1980

Hearing:      10/28/80      Z-4895  
Hubert Gallagher  
15-17 Guilford Street, Brighton  
Near Saunders Street

2½ story frame structure

District(s):   apartment \_\_\_\_\_      general business \_\_\_\_\_      industrial \_\_\_\_\_  
                     residential R-.5 \_\_\_\_\_      local business \_\_\_\_\_      waterfront \_\_\_\_\_  
                     single family S-.5 \_\_\_\_\_      manufacturing \_\_\_\_\_

Purpose:      Legalize occupancy - lodging house

Violation(s):

Section

Required

Proposed

8-7.      Dwelling converted for more families which meets at least one half of lot area requirement is conditional in an R-.8 District.

8-7.      Lodging house is conditional in an R-.8 District

14-2.      Lot area is insufficient.

Density and use are inappropriate for this one and two family residential street.      Parking and traffic congestion create neighborhood concern because of many small children.      Strong opposition is indicated.      Recommend denial.

VOTED:      In reference to Petition Z-4895, brought by Hubert Gallagher, 15-17 Guilford Street, Brighton, for two conditional uses to legalize occupancy for lodging house in single family (S-.5) & residential (R-.5) Districts, the Boston Redevelopment Authority recommends denial.      Density and use are inappropriate for this one and two family residential street.      Parking and traffic congestion create neighborhood concern because of many small children.





Z-4895  
15-17 GUILFORD ST.  
(BRI.)



Board of Appeal Referrals October 16, 1980

Hearing: 11/4/80

Z-4899  
Frederick T. Clark  
10 Gilmore Terrace  
West Roxbury  
Near Park Street

2½ story frame structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-1.5 manufacturing \_\_\_\_\_

Purpose: Erect one story addition to one family dwelling.

Violation(s):

Section

Required

Proposed

20-1. Rear yard is insufficient.

Proposal to extend and enclose first floor rear porch will not adversely affect properties on this small dead end street. Abutters do not object. Recommend approval.

VOTED: In reference to petition Z-4899, brought by Frederick T. Clark, 10 Gilmore Terrace, West Roxbury, for a variance to erect a one story addition to a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposal will not adversely affect properties on this small dead end street.





Z-4899

10 GILMORE TERRACE  
(W.R.)



Board of Appeal Referrals October 16, 1980

Hearing: 10/28/80

Z-4931

C J Manning

135 Market Street, Brighton

Near Vineland Street

One story masonry structure

|              |                    |                       |                          |
|--------------|--------------------|-----------------------|--------------------------|
| District(s): | apartment_____     | general business_____ | industrial_____          |
|              | residential_____   | local business_____   | waterfront_____          |
|              | single family_____ |                       | manufacturing <u>M-1</u> |

Purpose: Erect one story addition to restaurant

Violation(s):

Section

Required

Proposed

18-1. Front yard is insufficient

Setback, facade treatment, signage and parking are community concerns which can be resolved by design review process. Recommend approval with proviso.

VOTED: In reference to Petition Z-4931, brought by C J Manning, 135 Market Street, Brighton, for a variance to erect a one story addition to a restaurant in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval provided plans, including facade treatment, signage and parking provisions, which are community concerns, are submitted to the Authority for Design Review.







Board of Appeal Referrals      October 16, 1980

Hearing: 12/16/80                      Z-4934  
Philip Bentivegna  
312 Sumner Street, East Boston  
Near Cottage Street

Three family frame structure

|              |                         |                        |                     |
|--------------|-------------------------|------------------------|---------------------|
| District(s): | apartment <u>H-1-40</u> | general business _____ | industrial _____    |
|              | residential _____       | local business _____   | waterfront _____    |
|              | single family _____     |                        | manufacturing _____ |

Purpose: Change occupancy from two apartments and retail store  
to three apartments

Violation(s):

| <u>Section</u>                                                                                                                                | <u>Required</u> | <u>Proposed</u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| 8-7. Dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an H-1-40 District. |                 |                 |
| 14-2. Lot area is insufficient.                                                                                                               |                 |                 |
| 17-1. Open space is insufficient.                                                                                                             |                 |                 |

Former variety store has been vacant for five years. Desirable residential occupancy will improve property and neighborhood.  
Recommend approval.

VOTED: In reference to Petition Z-4934, brought by Philip Bentivegna, 312 Sumner Street, East Boston, for a forbidden use and two variances for change of occupancy from two apartments and retail store to three apartments in an apartment (H-1-40) District, the Boston Redevelopment Authority recommends approval. Desirable residential occupancy will improve property and neighborhood.





Z-4934  
312 SUMNER ST.  
(E.B.)

961-2  
1555

PRIVATE

ANES

MOCK

PIER NO 4

CONVEYOR  
AND  
CONVEYOR  
CONVEYOR  
CONVEYOR

ALBANY

RAILROAD

SAMUEL ADAMS SCHOOL

SEAVEY

BROPHY

MEMORIAL PARK

LAMSON

PLAYGROUND

ROOTEN COURT

CASTLE CT

LAMSON COURT

OUR LADY OF THE ASSUMPTION CHURCH

SUMNER PL

WOLF COURT

OVERVIEW CT

PUBLIC ALLEY NO 200

PEARL PL

MARGINAL PUBLIC ALLEY 200

COTTAGE

WILDER COURT

MNER

VERETT

MAVERICK

FRANKFORT

MCKAY PL

DON  
MCKAY SCHOOL

GENEVA

STREET

STREET

WELLINGTON STREET

STREET

SERVICE

STREET

STREET

STREET

STREET